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**Department of Administration**  
**Division of Public Works**

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**ADDENDUM NO. 2**

**February 6, 2023**

TO: Design-Build Teams

FROM: Pat Donaldson, DPW Administrator

SUBJECT: DPW PROJECT NO. 23885  
State of Idaho Deferred Maintenance Program  
*Treasure Valley Region 1*

**RFQ – ADDENDUM NUMBER TWO**

The following addendum applies to the above referenced project and is included as part of the Request for Qualifications (RFQ). **Acknowledge this addendum within your cover letter of your submittal.** Please make certain to include a specific contact name and email address for future correspondence with the cover letter.

Clarifications:

- 1) Under “QUALIFICATION STATEMENT CONTENT,” modify the first paragraph of “A. Design-Builder Qualifications” to read:  
“Provide information relative to the Design-Builder’s size, history, experience, personnel, and resources available. The Design-Builder should have a demonstrated understanding of the local areas, state agencies and state public works statutes. Include design-build experience, experience with State of Idaho public agencies, existing operational campus experience, regional design and construction market experience, deferred maintenance experience relevant to the projects described herein, and other experience Design-Builder deems appropriate. Provide at least 4 relevant projects the Design-Builder has delivered within the past 10 years and explain why selected.”
- 2) Stipulated Sum and Agency Project List have been modified:
  - a) Modify the last part of the first sentence of the CONTRACTUAL REQUIREMENTS section to read “...stipulated sum of \$15,254,861.”

CONTINUED ON FOLLOWING PAGE

b) Replace individual Agency budget allocations table with the following:

<b>Agency</b>	<b>Sum of Estimate</b>
Dept of Admin-Capitol Mall	\$8,200,000
Dept of Admin-Chinden	\$4,000,000
Dept of Health & Welfare	\$800,000
Dept of Labor	\$774,861
Idaho State Liquor	\$380,000
Idaho Public Television	\$1,000,000
Idaho Dept of Lands	\$100,000
<b>Grand Total</b>	<b>\$15,254,861</b>

c) Refer to updated Appendix C – Agency Project List attached to this addendum.

Attachments:

- 1) Pre-Proposal Meeting Sign-In Sheet
- 2) Pre-Proposal Meeting Presentation Slides
- 3) Appendix C – Agency Project List

END OF ADDENDUM NUMBER TWO



## Wave 2 Design Build Services Informational Meeting Sign-in Sheet

**Projects:** Idaho DPW – Wave 2 DB Services RFQs  
For DPW Solicitations: 23883, 23884, 23885, 23886, 23887, 23888

**Meeting:** Informational Meeting

**Date:** February 2, 2023

**Time:** 10:00 A.M MST

Name	Company	Email
TRANS CASCH	JACOBS	trans.casch@jacobs.com
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GABE FRENCH	QUALITY CONTRACTORS, LLC	gabe@quality-contractors.com
Pat Donaldson	DPW	pat.donaldson@adm.idaho.gov
Carl Wahrens	RM Mechanical	carl@rmmechanical.net

**Jacobs**



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### Attendees via MS Teams

Name	Company	Email
Joel Stobie	McKinstry	<a href="mailto:JoelS@mckinstry.com">JoelS@mckinstry.com</a>
Kyle Olson	Cator Ruma	<a href="mailto:KOlson@catorruma.com">KOlson@catorruma.com</a>
Eliot Price	WJA Design Collaborative	<a href="mailto:eprice@wja-dc.com">eprice@wja-dc.com</a>
Scott Ramsey	KMB Architects	<a href="mailto:ScottRamsey@KMB-architects.com">ScottRamsey@KMB-architects.com</a>
Steve Roth	Architects West	<a href="mailto:stever@architectswest.com">stever@architectswest.com</a>
Sam Bice	Verdis	<a href="mailto:sbice@verdisnw.com">sbice@verdisnw.com</a>
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Department of Administration

**DIVISION OF PUBLIC WORKS**



# RFQ Informational Meeting Design Build Services RFQs

For DPW Solicitations:

- 23883
- 23884
- 23885
- 23886
- 23887
- 23888

**Jacobs**



# Program Overview

- Over \$900 million deferred maintenance backlog
- First \$244 million appropriated—budget allocations for each participating Agency, based on square footage of assets and Agency priorities
- First 3 RFQs (23880, 23881, 23882) for major universities issued – responses were due on 12/21/2022, selection will be presented to PBFAC for approval on 2/7/2022
- Current Open RFQs for balance of the work:

<b>23883</b>	Northern Idaho Region
<b>23884</b>	Lewiston Region
<b>23885</b>	Treasure Valley 1
<b>23886</b>	Treasure Valley 2
<b>23887</b>	Twin Falls Region
<b>23888</b>	Southeastern Idaho Region

- Robust program—Funding allocations and scope of work can change



# Design Build Services

- Stipulated sum shown in the RFQ is the approved budget for each Agency for the project list shown in Appendix C.
- Progressive DB approach to deliver the maximum number of projects possible based on Agency priority list
- Maximize Project Value--Transparent, interactive approach with the Agency and the Owner to balance costs with Agency priorities project value
- Will adjust State of Idaho DPW Standard Design Build Contract to meet these reqts.



## A. Design Builder Qualifications

- Proposer's Size/Depth and Experience necessary to deliver work as described
- Experience and knowledge of local market (subcontractor labor, materials and equipment)
- Design Build Experience
- Higher Education and/or Existing Operational Campus, as appropriate
- Fill out Appendix A





## B. Team Member Qualifications

- List organizational approach including key members of the organization expected to accomplish the work.
- Describe qualifications and roles of each



## C. Project Approach

- Level of design development needed to obtain Agency satisfaction and pertinent approvals and permits
- Address solutions to current market conditions (escalation, local market constraints, and supply chain)
- Address agency operational needs, including approaches to ensure ongoing operations and/or minimize disruptions
- Address Commissioning requirements of system components/improvements with existing systems



## D. Project Management

- **Quality Management:** Address Stakeholder needs, Life cycle costs, Agency O&M requirements
- **Time Management:** Including addressing timely completion, long lead items, seasonal/operational constraints
- **Cost Management:** Approach to optimizing value by delivering the maximum amount of projects using an Integrated Project Delivery approach
- **Campus Logistics Planning:** Approach to managing campus logistics and safe coordination of work within operating campus
- **Obtaining Stakeholder Input:** Approach to involvement of project stakeholders and proactive strategies to minimize cost and/or schedule impacts.



## E. Past Performance and F. Format

- **Past Performance - Submit Appendix B – Reference Questionnaire per instructions provided**
  - Appendix B – Reference Questionnaire forms received by DPW as part of 23880, 23881, 23882 can be used to fulfill the requirements of these open RFQs
  - Appendix B – Reference Questionnaire forms can be applied to any/all of the current open RFQs: 23883, 23884, 23885, 23886, 23887, 23888
- **Format**
  - Follow Proposal Outline
  - Provide clear and concise responses
  - Designate primary point of contact in cover letter and provide all required contact information



## Addendum #2

- Will be issued early next week
- Will include:
  - Minor edits to prioritized project lists, where required
  - Minor edits to requirements of “Section A – Design-Builder Qualifications”
  - Informational Meeting Sign-In Sheet
  - Informational Meeting Slide Deck



*Department of Administration*

**DIVISION OF PUBLIC WORKS**



Questions?

### Appendix C – Agency Project List

Agency	City	Scope of Work	Priority	Estimate
Dept of Admin-Capitol Mall	Boise	Cap Mall - Replace Chillers # 1 and # 3 and DDC controls, retrofit # 2 with VFD	1	\$1,100,000
Dept of Admin-Capitol Mall	Boise	LBJ Bldg - Replace Primary AHU and DDC controls	2	\$700,000
Dept of Admin-Capitol Mall	Boise	Borah Bldg-Install Geothermal and replace AHUs, and DDC controls	3	\$1,800,000
Dept of Admin-Capitol Mall	Boise	Capitol Annex South Staircase needs repaired/replaced	4	\$125,000
Dept of Admin-Capitol Mall	Boise	Borah Bldg - Replace aging fire alarm systems and panels	5	\$275,000
Dept of Admin-Capitol Mall	Boise	JRW - HVAC - Complete System air balance and new DDC controls	6	\$700,000
Dept of Admin-Capitol Mall	Boise	954 Jefferson - Replace packaged Rooftop units and DDC controls	7	\$950,000
Dept of Admin-Capitol Mall	Boise	DDC control replacements at Alex House, DPW, Library, Sup.Ct. , IFSOB, LSOB	8	\$525,000
Dept of Admin-Capitol Mall	Boise	LBJ - Remove and replace 200KW generator, connect to geo production well	9	\$275,000
Dept of Admin-Capitol Mall	Boise	Library Bldg. Replace unified air handler, and DDC controls	10	\$475,000
Dept of Admin-Capitol Mall	Boise	PTC Bldg. Replace aging Fire Alarm and monitoring system	11	\$350,000
Dept of Admin-Chinden	Boise	Replace Roof on Cafeteria Building	1	\$900,000
Dept of Admin-Chinden	Boise	Replace Chiller 2-9, 2-4, and 2-2 feeding buildings 4, 6 and 7	2	\$1,500,000
Dept of Admin-Chinden	Boise	Replace Roof on Building 1 and Links	3	\$1,600,000
Idaho State Liquor	Boise	Fire Alarm System/Panel Upgrade	1	\$300,000
Dept of Labor	Boise	CO chiller replacement	2	\$718,812
Idaho Public Television	Boise	Atsc 3.0 Antenna H/V/Omni (4 way share DP tower Venture LLC, estimated total cost of broadband antenna \$800k+\$200K combiner/line/install)	2	\$250,000
Idaho Public Television	Boise	Liquid Cooled Transmitter, Rhode & Schwarz	3	\$700,000
Idaho Public Television	Boise	Engineering Study by Licensed Broadcast Engineering firm; Cohen, Dipple, Everest	4	\$15,000
Idaho Dept of Lands	Boise	HVAC - Boise. 3 roof mounted units, last inspection indicated 1-2 years left of useful life	5	\$100,000
Dept of Health & Welfare	Nampa	SWITC, Nampa. Aspen, Pine, Birch: New boilers, piping, pumps, VAV's and chemical make up system.	5	\$800,000

**POTENTIAL ADDED PROJECTS**

Idaho State Liquor	Boise	Replacement of Automated Storage Retrieval System (ASRS) Roof Membrane	2	\$250,000
Idaho Public Television	Boise	10 translators; McCall, Council, Cambridge, Cascade, Crouch, Grimes Pass, Idaho City, Emmett, Table Rock, Glens Ferry. Broadcasting Spoke Network	5	\$260,000
Dept of Health & Welfare	Nampa	SWITC, Nampa. Hook campus fire hydrants up to city water.	6	\$400,000
Dept of Admin-Capitol Mall	Boise	Security Replacements, cameras, microkey alarm panels, sqawk boxes	12	\$750,000